

Dove Cottage, Axford, Marlborough

Ecological Assessment (Bats)

A Report for Tuttle Architectural Services

21st July 2026



**Greenspace
Ecological
Solutions**

www.greenspace-ecology.co.uk

info@greenspace-ecology.co.uk

Dove Cottage, Axford, Marlborough, Wiltshire, SN8 2EX

Ecological Assessment

Client:	Tuttle Architectural Services	
Project Ref:	Dove Cottage	
Report Ref:	J26-000138	
Author:	Technical Review:	Approved:
Angus Walker BA (Hons) ACIEEM, <i>Assistant Ecologist</i>	Lorna Roberts BSc (Hons) MSc ACIEEM, Associate Director	Lorna Roberts BSc (Hons) MSc ACIEEM, Associate Director
Revision Ref:	Status/ Comment:	Date of Issue:
-	Issued to client	21 st July 2026
Disclosure:		
Greenspace Ecological Solutions Ltd has prepared this report for the sole use of the commissioning client. The information has been prepared and provided in accordance with the CIEEM's Code of Professional Conduct but does not constitute legal advice. This report may not be relied upon by any other party except the person, company, agent or any third party for whom the report is intended without the prior written permission of Greenspace Ecological Solutions Ltd. Information obtained from any third party has not been independently verified unless otherwise stated in the report. This report is the copyright of Greenspace Ecological Solutions Ltd. Unauthorised reproduction or usage by any person is prohibited. It should be noted that whilst every effort has been made to meet the client's requirements, no site survey can ensure a complete assessment or prediction of the changeable onsite environment. <u><i>Should more than 12 months elapse between the date of this survey and any subsequent development, it may be necessary to consider the need for an update survey to be undertaken.</i></u>		

CONTENTS

1	PROJECT OVERVIEW	1
2	NON-TECHNICAL SUMMARY	2
3	INTRODUCTION	3
3.1	Context	3
3.2	Site Location	3
3.3	Site Description	3
3.4	Legislation and Planning Policy	4
3.5	Objectives of the Survey	4
4	SURVEY METHODOLOGY	5
4.1	Desk Study	5
4.2	Habitat Assessment	5
4.3	Preliminary Bat Roost Assessment (PBRA)	5
4.4	DNA Analysis	6
4.5	Dusk emergence survey	6
4.6	Constraints	7
5	SURVEY RESULTS	8
5.1	Desk Study	8
5.2	Habitat Assessment	8
5.3	PBRA	9
5.4	DNA Analysis	9
5.5	Dusk emergence survey	9
6	EVALUATION, MITIGATION AND CONCLUSIONS	10
6.1	Habitat Assessment	10
6.2	Preliminary Roost Assessment	10
6.3	Dusk Emergence Survey	10
7	ECOLOGICAL ENHANCEMENTS	14
8	REFERENCES	15

FIGURES

Figure 1 Bat Survey Plan

APPENDICES

Appendix A Site Photographs
Appendix B Legislation
Appendix C DNA Results

1 PROJECT OVERVIEW

Client: Tuttle Architectural Services

Site Address: Dove Cottage, Axford, Marlborough, Wiltshire, SN8 2EX

Associated Ecologist: Lorna Roberts ACIEEM

Survey Period: April 2026 – June 2026

Site Proposals: Loft conversion and works to replace existing roof.

Associated Planning
Reference Number: PL/2026/01214

Source of Relevant Documents:

Document:	Source:
Site Location Plan:	Google Earth Pro
Site Plans:	Proposed Plans, Elevations, Section, Block & Location Plan, Tuttle Architectural Services, Ref. Dove Cottage – 02, 2024
Desk Study	Magic.gov.uk

2 NON-TECHNICAL SUMMARY

- 2.1 In response to the proposed development at Dove Cottage, Marlborough ('the Site'), has been subject to a Preliminary Bat Roost Assessment (PBRA) and subsequent further protected species surveys in relation to bats.
- 2.2 The PBRA identified the residential building (B1) as supporting a 'Confirmed Bat Roost' given the presence of droppings in the loft, identified through DNA analysis as being from brown long-eared bat *Plecotus auritus*. B1 also supports 'Low' suitability for potential additional roosting bats.
- 2.3 Subsequently, in accordance with the Bat Conservation Trust's (BCT) Bat Survey Good Practice Survey Guidelines (Collins, 2023), B1 were subject to a single dusk emergence survey to ascertain the presence/likely absence of roosting bats and, where present, to characterise the roost/s present.
- 2.4 No bats were seen to emerge from B1 during the emergence survey. Therefore, given the lack of emergences during the optimum maternity season and the very small number of droppings present, the confirmed roost in B1 is considered to be a brown long-eared bat occasionally used day (non-breeding) roost. Without mitigation, the proposed works will result in damage to the roost in the loft. Therefore, no works to the roof or loft of B1 should commence until an appropriate European Protected Species Mitigation Licence (EPSML) has been submitted to and approved by Natural England.
- 2.5 The content of the licence will provide detailed recommendations regarding timings, methods of best practice and mitigation and compensation measures required to ensure that the Favourable Conservation Status (FCS) of bats is maintained on the Site post-development. For clarity, an outline of the proposed mitigation strategy has been provided within this report. Access into the loft will be maintained for bats post-development.
- 2.6 Potential lighting impacts will be mitigated through the avoidance of external lighting, where possible, and the inclusion of sensitive lighting strategies as detailed in this report, where required.

Provided the mitigation strategies set out within this report (and within the approved bat EPS licence) are implemented in full, the FCS of bats will be maintained, and the proposed development will remain compliant with current legislation and planning policies which serve to protect bats.

3 INTRODUCTION

3.1 Context

3.1.1 In April 2026, Greenspace Ecological Solutions Ltd (GES) was commissioned to undertake a Preliminary Bat Roost Assessment (PBRA) of the residential building (B1) at Dove Cottage, Marlborough (hereafter referred to as 'the Site'), and further emergence surveys deemed necessary in relation to bats.

3.1.2 This Ecological Assessment presents the findings of the PBRA and further protected species surveys for bats. It also includes recommendations for avoidance and mitigation of ecological impacts, as well as opportunities to provide biodiversity enhancements, in line with the National Planning Policy Framework (NPPF) 2021. Photographs of features of interest are presented in Appendix A.

3.2 Site Location

3.2.1 The Site is located in Axford, 2.8km east of Marlborough at approximate central National Grid Reference: SU 23198 69947. The location of the Site is depicted in Image 1.



Image 1 – Geographical Location of Dove Cottage, 'the Site'

3.3 Site Description

3.3.1 The Site comprises a residential bungalow, hardstanding, and a garden which is surrounded by native hedgerow. The wider landscape is largely rural in character, consisting of scattered residential properties with associated gardens, and agricultural fields to the north, east, south and west. The River Kennet lies some 20m to the south of the Site.

3.4 Legislation and Planning Policy

3.4.1 Relevant legislation and policies that apply to ecological issues within the Site are:

- [The Conservation of Habitats and Species Regulations 2017 \(as amended\)](#)
- [The Wildlife and Countryside Act 1981 \(as amended\)](#)
- [The Natural Environment and Rural Communities \(NERC\) Act 2006](#)
- [The Hedgerows Regulations 1997](#)
- [The Wild Mammal \(Protection\) Act 1996](#)
- [The National Planning Policy Framework \(NPPF\) 2024](#)
- [Government Circular 06/05](#)
- [Wiltshire Core Strategy \(2015\)](#)

3.4.2 The above summary serves as guidance only. Further information is presented in Appendix B.

3.5 Objectives of the Survey

3.5.1 The objectives of the survey were to:

- Determine suitability of the building to support roosting bats.
- Determine the presence/likely absence of bats within the building to be affected by the proposed development.
- Identify the number and species of bats, should they be present.
- Identify the entrance/exit points used by bats, should they be present.
- Determine the status of roosts to be affected by the proposals.
- Identify any legal or policy constraints related to bats that may affect the development.
- Provide recommendations regarding mitigation and compensation where required based upon the results of the surveys.
- Assess whether a European Protected Species license (EPS) from Natural England is required for the works to proceed legally.

4 SURVEY METHODOLOGY

4.1 Desk Study

4.1.1 A desk study was undertaken in June 2026 to determine the presence of sites and habitats of conservation importance for bats, along with existing records of bats.

4.1.2 The following bodies were consulted for the desk study:

- Google Earth Pro for aerial imagery.
- Magic Map (Magic.defra.gov.org) for statutory designated sites, non-statutory designated sites, and habitats of conservation importance.
- Magic Map for records of European Protected Species Mitigation Licences (EPSML) for bats within 2km.

4.1.3 The desk study involved obtaining the following information:

- International statutory designated sites for bats within 5km.
- National statutory designated sites for bats within 2km.
- EPSMLs for bats within 2km.

4.1.4 These search areas are considered sufficient to cover the potential zone of influence of the proposed development.

4.2 Habitat Assessment

4.2.1 An assessment of suitable foraging, commuting, roosting and swarming habitat for bats both within the Site and adjacent habitats was carried out in accordance with current Bat Conservation Trust (BCT) good practice guidance (Collins, 2023). The presence of features suitable for bat foraging or commuting was noted, and the assessment enabled the Site and its surroundings to be categorised as having either 'none,' 'negligible,' 'low,' 'moderate,' or 'high' suitability for bats.

4.3 Preliminary Bat Roost Assessment (PBRA)

4.3.1 A full external inspection was undertaken of all buildings to be potentially affected by the works on 27th April 2026.

4.3.2 Any likely roosting or access points for bats such as raised fascia boards, missing/lifted tiles, cracks or crevices in brick/blockwork and gaps in soffit boxes were searched for, as well as any evidence of use by bats (staining, droppings, scratch marks, or the presence of bats themselves). Following the external inspection, an internal inspection of the accessible roof

void was carried out. This comprised a systematic search of internal features to identify potential access points, roosting places and signs of bat activity.

- 4.3.3 The results of the PBRA enabled the buildings to be categorised as having either 'confirmed roost' or 'none,' 'negligible,' 'low,' 'moderate,' or 'high' suitability for roosting bats. Where evidence of bats was recorded, the building was also categorised as being a 'confirmed' roost.
- 4.3.4 In accordance with current Bat Conservation Trust (BCT) best practice guidance '[Bat Surveys for Professional Ecologists: Good Practice Guidelines. 4th Edition](#)' (Collins, 2023), the level of suitability determines the need or not for further emergence and/or pre-dawn re-entry surveys. Although left to the discretion of the appointed ecologist, in most instances Confirmed and High suitability buildings require three dusk emergence surveys, Moderate suitability two and Low suitability one.

4.4 DNA Analysis

- 4.4.1 A sample of the scattered droppings found within the residential building (B1) roof void was collected using gloved hands and a conical 1.5ml microtube sample tube. The sample was sent to Swift Ecology for DNA analysis to identify the species. The full DNA results are provided in Appendix B.

4.5 Dusk emergence survey

- 4.5.1 A single dusk emergence survey was conducted on building B1 on 30th June 2026. The survey was completed in accordance with current BCT good practice guidance (Collins, 2023). To adequately observe all aspects of the building, two suitably experienced surveyors, with a single standalone camera were deployed for the survey (as detailed in Table 1 below). For clarity, the location of the surveyors is depicted in Figure 1.
- 4.5.2 The survey was completed in favourable weather conditions with sunset temperatures of $\geq 10^{\circ}\text{C}$ and no rain or strong winds.
- 4.5.3 To account for the varying times at which differing bat species emerge, the evening emergence survey commenced 15 minutes before sunset and continued for 1 hour and 30 minutes after sunset.
- 4.5.4 A summary of the weather conditions and survey times is provided in Table 1 below.

Table 1 – Bat Emergence Survey Times and Weather Conditions

Date	Building	Surveyors	Sunset	Start time	End time	Start weather conditions	End weather conditions
30.06.26	B1	Matthew Clark Zoe Clarke (+1 standalone camera)	21:26	21:11	22:56	18.0°C, 100% cloud, light air (1BF), dry	16.5°C, light air (1BF), dry

4.5.5 For audible detection, surveyors were equipped with Elekon Batlogger M and/or Echo Meter Touch Pro bat detectors. These detectors convert the inaudible echolocation of bats into a frequency audible to the human ear. All calls were digitally recorded, and the sonograms analysed using the latest version of Elekon BatExplorer or Kaleidoscope.

4.5.6 To aid visible detection, surveyors were also equipped with Pixfra Arc/Nightfox Whisker thermal imaging cameras or infrared Canon XA10 (or similar) camcorders positioned on tripods adjacent to each surveyor location. These cameras were accompanied by Nightfox XC5 infrared torches to improve visibility.

4.6 Constraints

4.6.1 Every attempt was made to identify bats to species level, and bat calls were interpreted by experienced surveyors using known call parameters (Russ, 2012) and existing literature on the ecology of UK bat species, including distribution, range, habitat associations and behavioural characteristics, in addition to professional judgement. However, it is not always possible to accurately identify to species level bats from the genus *Myotis*, *Pipistrellus* and or *Nyctalus*. This is a widely accepted limitation and in such cases, these passes are therefore occasionally classified at the Genus level only (i.e., *Pipistrellus* sp., *Myotis* sp., or *Nyctalus* sp.).

4.6.2 One of the cameras deployed during the survey (southeast position) experienced a recording failure, resulting in footage being unavailable for subsequent inclusion in the report. However, the camera was positioned adjacent to a surveyor who maintained continuous visual coverage of the associated elevation throughout the survey. No bats were observed emerging from, or returning to, the building at this location and, as such, the recording failure is not considered to have significantly affected the survey results or conclusions.

5 SURVEY RESULTS

5.1 Desk Study

Designated sites

- 5.1.1 No statutory designated sites for bats were identified within the potential zone of influence of the proposed development.

EPSMLs

- 5.1.2 A search of granted EPSML applications for bats within 2km of the Site was undertaken on MAGIC. The search returned two records of granted EPSMLs applications:

- 2015-13867-EPS-MIT-3, which covered the destruction of a Brown long-eared bat *Plecotus auritus*, Common Pipistrelle *Pipistrellus pipistrellus*, Serotine *Eptesicus serotinus*, Soprano Pipistrelle *Pipistrellus pygmaeus* and whiskered *Myotis mystacinus* bat breeding site and resting site. The licence was valid between 08/01/2018 and 30/09/2020 and was located 0.62km southwest of the Site.
- EPSM2013-5699, which covered the destruction of a Soprano pipistrelle resting site. The licence was valid between 09/04/2013 and 01/07/2013 and was located 0.96km east of the Site.

5.2 Habitat Assessment

- 5.2.1 The Site comprises an occupied residential building, hardstanding with a vegetated garden comprised mostly of ornamental and amenity grassland, which is of low value to foraging and commuting bats. The Site boundaries include scattered trees, with some lines of trees and hedgerows adjacent to a grassland field, trees and the River Kennet, which provide optimal foraging and commuting opportunities. The Site is therefore considered to be of 'Moderate' suitability for bat foraging and commuting.

5.3 PBRA

- 5.3.1 The building being affected by the development (B1) was assessed as having ‘low’ suitability for roosting bats as a precautionary measure, owing to the limited number of potential roost features (PRFs) identified (see Table 2, below). However, a small number (4-5) of fresh brown long-eared bat *Plecotus auritus* droppings were recorded within the roof void, confirming use of the building as a bat roost.

Table 2 – Building description and suitability to support roosting bats

Building Ref	Description	PRFs (and any evidence found?)	Suitable Ingress Points	Level of Suitability
B1 - Main house	Single-storey residential property constructed of brick. The roof comprises concrete tiles with ridge/hip at the western elevation and gable-end at the eastern elevation. The roof is timber framed, with bitumen-coated roofing membrane present.	All roof tiles appeared tight-fitting. No evident gaps present at the soffits around the building. No visible gaps under lead flashing around the chimney. Internally, splits and sags in the roof lining. Inspection identified c. 4-5 bat droppings, and a sample was collected and sent for DNA analysis. Mouse and rat droppings were also noted.	No visible gaps in the roof tiles, lead flashing or soffits. Splits in the felt lining provide access into the loft.	Confirmed roost (Low - precautionary)

5.4 DNA Analysis

- 5.4.1 DNA analysis of the droppings that were collected from the southern loft confirmed them as being from brown long-eared bat *Plecotus auritus* (see Appendix B).

5.5 Dusk emergence survey

Building B1

30th June 2026 – Sunset 21:26hrs

- 5.5.1 No bats were recorded emerging from the building during the survey.
- 5.5.2 The first bat recorded during the survey was a *Myotis* sp. which was recorded commuting through the Site at 21:27:00. Other species recorded included common pipistrelle, noctule *Nyctalus noctula*, and serotine *Eptesicus serotinus*.
- 5.5.3 Overall, bat activity during the survey was considered ‘moderate’.

6 EVALUATION, MITIGATION AND CONCLUSIONS

6.1 Habitat Assessment

- 6.1.1 The Site is considered to offer ‘**moderate**’ suitability for foraging and commuting bats, given the presence of mature trees, shrubs and hedgerows onsite as well as the rural setting and mature tree lines in the surrounding landscape. However, all the suitable features are being retained and are not to be directly impacted during development; therefore, given the limited scale and nature of the development, bat activity surveys are considered disproportionate and are not required in this instance.

Lighting

- 6.1.2 Since lighting can be detrimental to bats (and other nocturnal wildlife) using vegetation for foraging and commuting and can result in habitat fragmentation. External artificial lighting should be avoided, if possible, particularly given the presence of a commuting barbastelle during the survey (a rare, Annex II species) and given the presence of a brown long-eared roost onsite which is a ‘light-shy’ species. Any external lighting considered absolutely necessary for the development, must be designed to be sensitive to retained habitats within and around the Site, avoiding direct illumination of them and of any bat roost features. Where required, guidance provided by the Bat Conservation Trust and the Institution of Lighting Professionals ([BCT & ILP, 2023](#)) should be followed.

6.2 Preliminary Roost Assessment

- 6.2.1 In accordance with current BCT good practice guidelines (Collins, 2023), a preliminary roost assessment was undertaken of the residential building B1.
- 6.2.2 B1 has been assessed as supporting a ‘**Confirmed**’ brown long-eared bat roost, with ‘**Low**’ suitability to support additional roosting bats. In accordance with current guidance, the confirmed roost was considered to be of low conservation significance, and one dusk emergence survey was therefore recommended to inform the roost characterisation and any subsequent mitigation requirements.

6.3 Dusk Emergence Survey

- 6.3.1 In accordance with current BCT good practice guidelines (Collins, 2023), ‘reasonable effort’ to determine the presence or likely absence of any additional roosting bats has been applied to the building within the Site.
- 6.3.2 Conducted during the core maternity period for bats of May to August inclusive, with no emergences observed, the brown long-eared bat roost is a day (non-breeding roost) for this

species (confirmed via the results of the DNA analysis of the droppings collected from the loft). The results confirm the likely absence of any other bat roosts present within the building.

Licensing

- 6.3.3 Current legislation fully protects bats and their roosts, and the proposed development includes replacement of the existing roof, as well as a partial loft conversion and therefore damage to the roost in the loft is anticipated. Therefore, to ensure the works to the house (B1) are conducted lawfully, an appropriate EPSML will need to be sought and approved from Natural England prior to the start of any works that might affect the roof or loft of the building.
- 6.3.4 The licence required for B1 is a legal document which allows an individual to commit what would otherwise be considered an offence under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017 (as amended).
- 6.3.5 Although the content of the licence will detail the timeframes, methodology and mitigation measures required, a brief overview of the bat mitigation strategy is provided below:
- In accordance with the Bat Mitigation Guidelines (Reason & Wray, 2025), works to sensitive areas of the building (roof coverings (including lead flashing, tiles, lining and loft works) will ideally be conducted during the period 1st September – 30th November or 1st March – 30th April in any given year (and during weather conditions conducive to bats being active, i.e. consistent dusk temperatures at or above 7°C). Working in these periods will reduce/omit the potential for bats to be present and avoid the times of year when bats are most vulnerable to disturbance. Should it be deemed necessary for project delivery, given that the Site has not been categorised as a maternity roost, works may be considered appropriate, at the discretion of the licensed bat ecologist, to be undertaken during May-August inclusive also.
 - Prior to the start of any works and following receipt of the approved licence, the contractors working on the project will be subject to a 'Toolbox Talk', to be given by the suitably licensed Ecological Clerk of Works (ECoW). The 'Toolbox Talk' will outline the current legislation related to bats and their roosts, and also the appropriate manner in which to proceed with the licensed works and what to do in the unlikely event that a bat is found when an ecologist is not onsite.
 - To ensure continuity of roost sites for bats within the Site during works (and to provide a suitable roost location for any bats found during works to be relocated to), at least one cavity-style bat box, such as Schwegler 2FN bat box (or similar), will be installed on a suitable tree within the land ownership prior to the start of the works.

- Upon completion of the installation of the bat box, an internal inspection of the loft will be undertaken.
- Any bats found will be captured by the ECoW (using gloved hands), checked over for any signs of injury or ill-health, placed into a breathable cloth bag for translocation and (if deemed to be fit and well) will be placed carefully into the tree-mounted bat box. In the highly unlikely event that a bat is found to be injured or unwell, it will be placed into a breathable container, with some water and a clean cloth for cover and taken to a BCT-registered bat carer.
- The careful, manual removal, where necessary, of materials deemed sensitive to roosting bats (roof tiles, lining, lead flashing, roof timbers, loft ceiling or floor) will then be undertaken upon approval of the licence, at the appropriate time of year and under the supervision of the licensed ECoW or an ECoW accredited to the licence, using hand tools only. Any bats uncovered during this process will be captured by the ECoW (as above)
- The bat box should remain *in situ* to provide long-term enhanced roosting opportunity for the species, if possible.
- To provide long-term roosting for the species and to ensure the Favourable Conservation Status (FCS) of the bat population onsite will be maintained, access to the loft will be maintained post-development for bats via installation of a ridge access tile. Given that the majority of the roof will be retained as loft space over the long-term, it is not anticipated that any additional work is necessarily required. However, as a precautionary measure, an additional access point will be installed via a bat access slate, in the event the new loft conversion and re-roofing covers an existing access point currently used by bats.
- Where changes to roof linings are planned, this must take bats into consideration. Research has shown breathable roofing membranes (BRMs) to be harmful to bats, causing entanglement, killing and injury. A certificate that proves the roofing membrane has passed a 'snagging propensity test' must be included if using a non-bitumen coated roofing membrane. A snagging propensity test checks that the membrane can stand the repeated snagging actions of roosting bats. To pass, a membrane must show no change in the average number of loops per cm² as rotations are increased from 0 to 1,000.
- A certificate for bitumen 1F felt that has a non-woven, short fibre construction is not required.
- Furthermore, all external lighting should be kept to a minimum (ideally avoided completely) and must be sympathetic to the requirements of bats, as brown long-eared bats are especially light-adverse. It should ensure no direct illumination of the tree-

mounted bat boxes or any tree lines or boundary vegetation leading from the house or bat boxes, or any bat access points into the roost. External lighting shall be kept to the minimum required for safety and security, if any is necessary at all, and should be achieved through the use of highly directional L.E.D. and/or PIR activated lighting with no upward light spill and no ultraviolet component (ideally of a colour temperature of 2700K or less). Details on appropriate lighting products and designs for bats have been produced by the Bat Conservation Trust and the Institution of Lighting Professionals (BCT and ILP, 2023) in their guidance note [08/23; Bats and Artificial Lighting at Night](#).

- 6.3.6 It should be noted that the licence application can only be submitted once full planning permission has been approved, and when any planning conditions relating to bats that can be discharged, have been discharged (if applicable).
- 6.3.7 Provided the above recommendations are adhered to and/or any amendments requested by Natural England during assessment of the licence application, the proposed development will be conducted in accordance with the requirements of current legislation and planning policies which serve to protect bats and their roosts.

7 ECOLOGICAL ENHANCEMENTS

7.1.1 Opportunities to include biodiversity enhancements within the Site exist, and in accordance with the requirements of the NPPF 2024, the following recommendations are considered appropriate for the Site:

- The installation of 1 x additional bat box installed on suitable retained tree, as well as the continued presence of the bat box installed prior to works as part of the bat mitigation strategy for the brown long-eared bat confirmed roost on-Site. These would increase the bat roosting opportunities within the Site. To maximise suitability, boxes should be installed at a height of 3m or more, on sunny, sheltered aspects, away from direct illumination by artificial lighting and in a location which ensures connectivity to foraging habitats within the wider landscape. A mixture of styles, aspects and heights for the tree-mounted bat boxes would provide a variety of options for the bats, one should be a cavity-style bat box such as the [Schwegler 2FN](#), as mentioned in the mitigation strategy, and the other should be a crevice-style bat box such as [Kent Bat Box](#) or [Schwegler 1FF](#).
- The installation of 1 x tree-mounted bird boxes on suitable retained trees onsite would increase the Site's suitability for nesting birds. Boxes should be selected from a mixture of open-fronted and hole-fronted nesting boxes, such as those available at [NHBS](#). To maximise suitability, boxes should be installed on sheltered aspects close to vegetation at a height of 2-3m, preferably on north, north-east or north-west facing elevations.
- If any landscaping changes are proposed, the incorporation of a wildlife-friendly planting scheme is encouraged, including native species and/or species included on the [RHS Plants for Pollinators](#) list, which would be of benefit to invertebrates, and subsequently birds and bats. Additional tree and/or hedge planting would also be of benefit to these species and other wildlife.

8 REFERENCES

Bat Conservation Trust and the Institute of Lighting Professionals (BCT&ILP) 2023. Guidance Note 8; Bat and Artificial Lighting at Night. <https://www.bats.org.uk/news/2023/08/bats-and-artificial-lighting-at-night-ilp-guidance-note-update-released>

British Standards Institution (BSI) (2012). BS 42020:2013 'Biodiversity: Code of Practice for Planning and Development'.

Chartered Institute of Ecology and Environmental Management. (CIEEM). (2018). *Guidelines for Preliminary Ecological Appraisal. 2nd Edition*. CIEEM. Winchester.

Collins, J. (ed.) (2023). *Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edn)*. Bat Conservation Trust, London.

National Planning Policy Framework (NPPF) (2024). <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

Natural Environment and Rural Communities (NERC) Act 2006. <http://www.legislation.gov.uk/ukpga/2006/16/contents>

Reason, P.F. and Wray, S. (2025). *UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats. Version 1.2*. Chartered Institute of Ecology and Environmental Management, Ampfield.

The Conservation of Habitats and Species Regulations (as amended) 2017 <https://www.legislation.gov.uk/uksi/2019/579/regulation/35/made>

Wildlife and Countryside Act (as amended) 1981. <http://jncc.defra.gov.uk/page-1377>

Figures

Figure 1 - Bat Emergence Survey Plan (J26-000138_P2 - Dove Cottage)



APPENDIX A – PHOTOGRAPHS

Plate 1. Rear elevation of B1.



Plate 2. Front elevation of B1.



Plate 3. No broken or slipped tiles, rear elevation of B1.



Plate 4. Soffit boxes in good condition around whole of B1.



Plate 5. Soffit boxes in good condition around whole of B1.



Plate 6. Roof void inside B1 and cross beams.



Plate 7. Loft insulation and torn roof lining inside B1 roof void.



Plate 8. Brown long-eared bat dropping found in roof void.



Plate 9. Northern surveyor position, start of survey view.



Plate 10. Southwestern surveyor position start of survey view.



Plate 11. Southeastern surveyor position start of survey view.



Plate 12. Northern surveyor position, end of survey view.



Plate 13. Southwestern surveyor position end of survey view.

APPENDIX B – LEGISLATION

- The Conservation of Habitats and Species Regulations 2017 (as amended) transposes European Union Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (EC Habitats Directive) into national law. These regulations provide for the designation and protection of 'European Sites', the protection of 'European Protected Species' and the adaptation of planning controls for the protection of such sites and species. Under the regulations, public bodies have a duty in exercising their functions to have regard to the EC Habitats Directive.
- The Wildlife and Countryside Act 1981 (as amended) provides detail on a range of protection and offences relating to wild birds, other animals, and plants. The level of protection depends on which Schedule of the Act the species is listed on. Licences are available for specific purposes to permit actions that would otherwise constitute an offence in relation to species.
- The Natural Environment and Rural Communities (NERC) Act 2006 imposes an obligation on all public bodies, including local authorities, to consider whether their activities can contribute to the protection of wildlife. The duty is created by section 40(1) of the Act, which states that: "Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity."
- The Wild Mammal (Protection) Act 1996 protects wild mammal species from certain cruel acts, including kicking, beating, nailing, or otherwise impaling, stabbing, burning, stoning, crushing, drowning, dragging or asphyxiation of any wild mammal with intent to inflict unnecessary suffering. Crushing and asphyxiation are most likely to occur as a result of development proposals, should these works collapse any mammal burrows, or encounter wild mammals on site.

APPENDIX C – DNA RESULTS

Samples submitted

Sample Code	Sample Type	Date Sample Found	Species Group	Site postcode/ post town /grid ref	Site description / comments (Optional)	Suspected identity of species
SEL-4136-1	Faecal	27/04/2026	C. Bats	SN8 2EX	J26-000138 - Dove Cottage	

Analysis Results

Sample Code	DNA Extraction Code	Species Identified	ID Method	Ct value	% match
SEL-4136-1	EG-2026-0807	Plecotus auritus (Brown long-eared bat)	qPCR	26	